



3725 BOWMAN MILL ROAD

The Historic William Lytle Todd House—A Kentucky Landmark

32± acres | Fayette County

\$1,780,000

Offered Exclusively By:

KIRKPATRICK & Co.

Zach Davis | Principal Broker
+1 .859.576.8195
www.kirkfarms.com
zach@kirkfarms.com





Rarely does a farm of this size, location & quality become available. The historic William Lytle Todd House, a Kentucky Landmark, is privately-nestled amidst 32± acres along Bowman Mill Road, one of Central Kentucky's most exclusive and picturesque byways. Situated in the heart of horse country, 3725 Bowman Mill Road is in the *immediate* vicinity of Calumet Farm, Darley Jonabell, Mill Ridge, and Shadwell, to name only a very few.

The farm is improved with a magnificent two story, five bay Federal residence (ca. 1810 -1814, with four bedrooms, four bathrooms and appx. 4,316± square feet,) two horse barns with a combined 15 stalls, and a utilitarian four-car garage with 1,003± sq. ft. apartment above. This and more rests behind a stone main entrance along Bowman Mill Road, a registered rural historic district in Lexington-Fayette County, Kentucky.



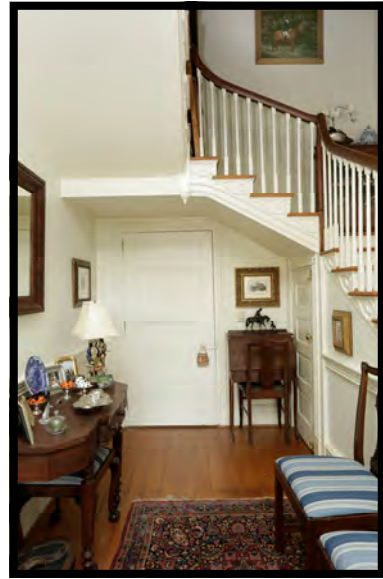
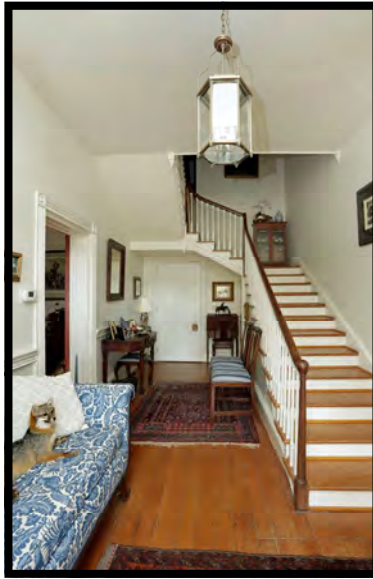
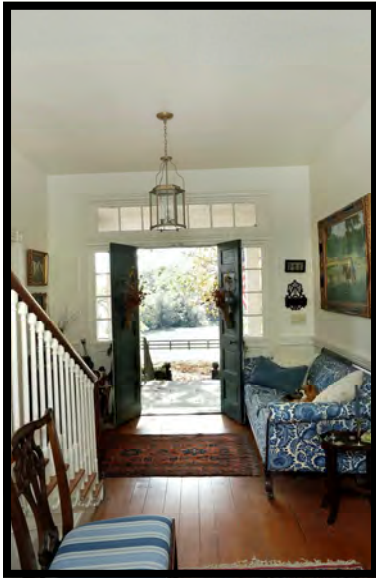
The Main Residence



Constructed ca. 1810-1814 by William Lytle Todd, a member of the prominent pioneer-era Lexington family, the Federal two story, five bay brick home has been remarkably preserved over the course of two centuries. It is as attractive in its classical design elements (the columned front porch with pediment, side-gabled roof, six-paneled double front doors with sidelights and fluted frames, Flemish-bond brickwork et cetera) as it is in its Fayette County, bucolic surroundings. The residence (with later addition) measures an appx. 4,316± sq. ft., with four bedrooms and four bathrooms.



All of the information contained herein is deemed reliable but is not warranted; all figures, facts and boundaries are believed to be accurate but independent verification is strongly advised. Property boundaries are only approximations and do not represent actual property lines. This is for illustration purposes only. Square footage measurements & school district information is believed to be accurate but independent verification is strongly advised. The listing broker or broker associates recommend interested parties, prior to closing, perform a complete property inspection (including but not limited to environmental assessments and percolation tests as may be necessary for BUYER'S intended use of the property) have the land surveyed by a licensed surveyor, the title searched and inspected by an attorney and any and all legal questions or concerns directed to legal counsel. The broker or broker associates will not advise on matters outside the scope of their real estate license.



Foyer/Central Hall (Above)

In it is in the home's central hall that the quality of woodworking becomes evident. Remarkably, most of the wood trim is intact, some two centuries after construction. The lovely foyer staircase has two landings and attractive, original woodworking. A wide, central hall is a hallmark of Federal design.

Living Room (Below)

The living room has one of the home's more ornate fireplace mantels. It also opens up onto a brick patio. As seen from the living room windows, the residence actually faces out onto the farm and away from Bowman Mill Road, which further adds to the privacy & seclusion of the home.





Formal Dining Room (Above)

The formal dining room features another lovely fireplace and mantel, along with original built-in cabinetry. It is connected to the central hall and overlooks the front field.

Kitchen (Right)

To the rear of the home is the original kitchen, which has been incorporated into the home via the addition. A lovely bay window offers an ideal table setting overlooking the gardens. There is also wood-burning stone & brick fireplace.



Den (Right)

The den connects the kitchen to the formal dining room, though it historically served as an access point to the second-floor Traveler's Room. (Note the exterior door and staircase to the right of the fireplace.)

Not Pictured:

A useful laundry/utility room adjoins the kitchen, along with a full bathroom (next page) and study, which could potentially be a first-floor bedroom.



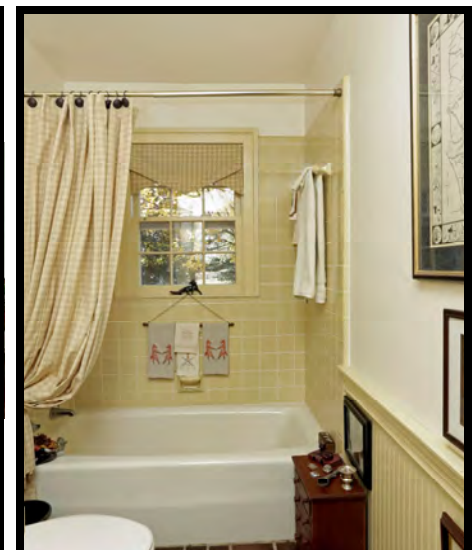
Additional Photos



Formal Living Room (Above Left, Left and Lower Left)



First Floor Full Bath (Above and Below)





Master Suite (Above Left)

The Master Suite overlooks the front field and is adjoined to a lovely & comfortable master bath.

Traveler's Bedroom (Left & Below)

The Traveler's Bedroom features a private staircase to the downstairs den.

Rear Staircase (Above Right)

Not Pictured: Two additional bedrooms, an upstairs study, and two additional full bathrooms.



The Grounds Continued



The Barn & Garage



The barn has twelve stalls, office with half bath, feed room, ample loft space with exterior access for loading, and wash bay with hot water. NB: The stall floors were redone in 2015.

Aisleway & Stalls (Right)

Garage (Below)

The spacious four-car brick garage is attractive yet utilitarian. Above is a 1,003± sq. ft., 2BR/1BA apartment. On the reverse of the garage are three additional stalls and office/tack room, also with hot water.



Additional Photos



The Grounds



Front Porch (Above)

A columned front porch with pediment overlooks the front field and circular drive.

Walking Path (Above Right)

A lovely tree-lined walking path allows for ease of access from barn to paddocks.

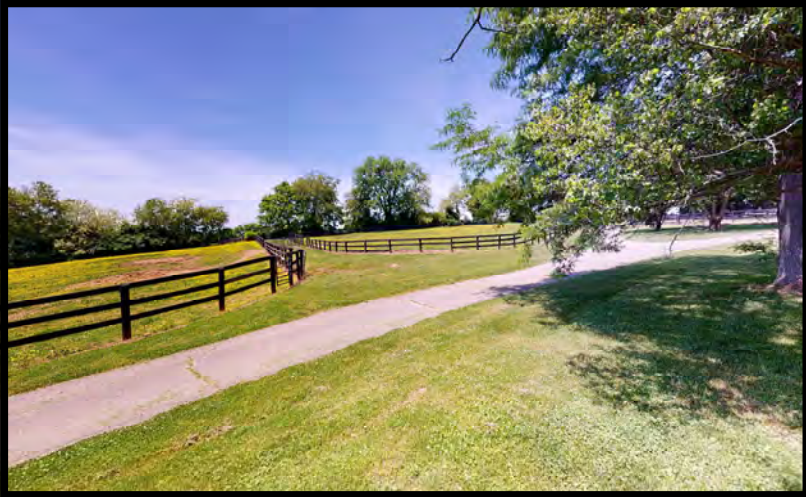
Gardens (Below)

The garden, just to the right of the residence, is encircled by a dry-stone wall the current owners commissioned. Construction took some two years.

Stream Frontage (Right)



Land Views

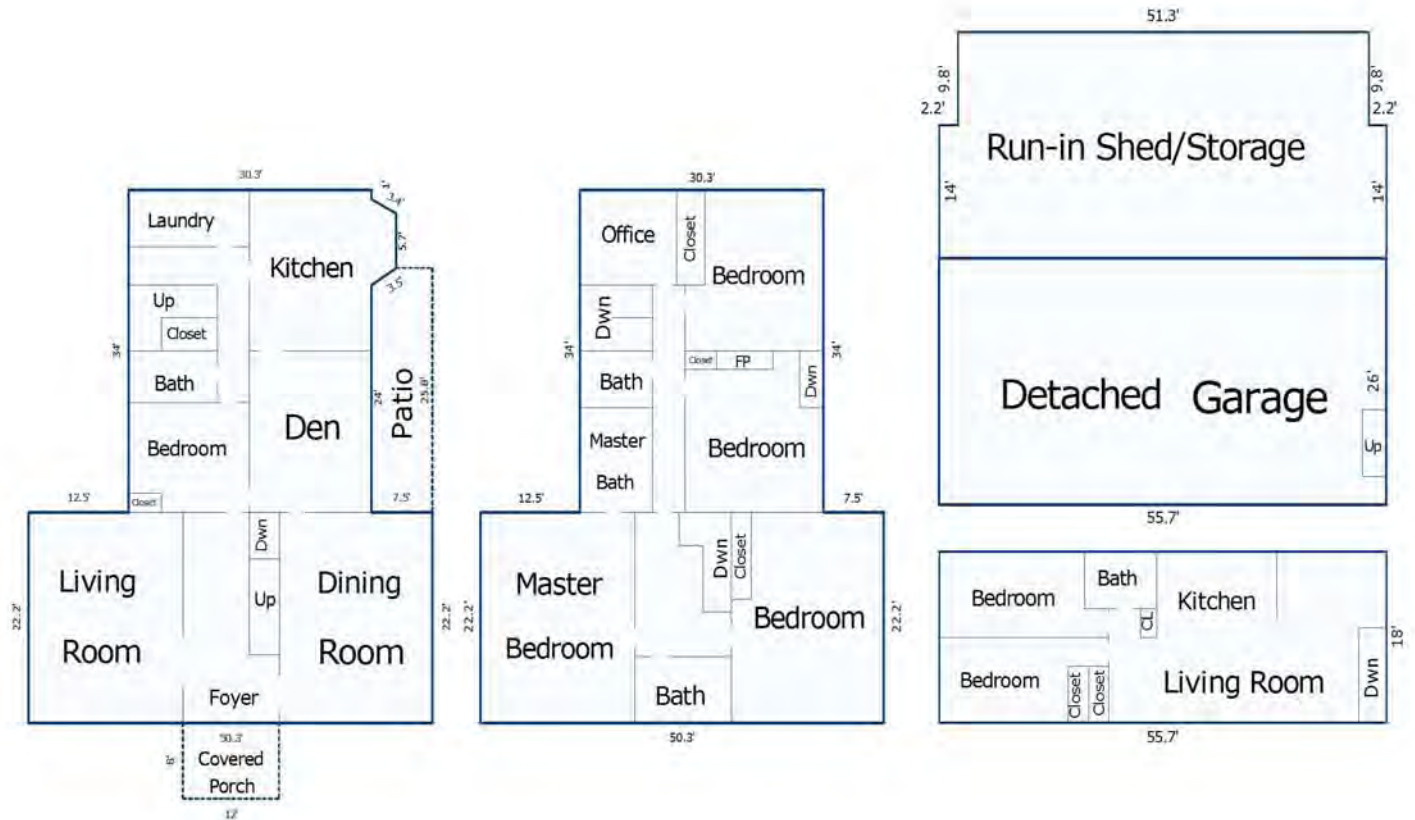


NB: Varnan Waterers were installed in 2013.



SKETCH ADDENDUM

Intended User
 Property Address 3725 Bowman Mill Road
 City Lexington County Fayette State KY Zip Code 40513
 Client Zach Davis c/o Kirkpatrick & Co



Sketch by Apex Medina™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	2169.1	2169.1
GLA2	Second Floor	2146.9	2146.9
GAR	Detached Garage	1448.2	1448.2
P/P	Covered Porch	96.0	
	Patio	190.9	286.9
OTH	Garage Apartment	1002.6	
	Run In Shed/Storage	1282.5	2285.1
Net LIVABLE Area		(rounded)	4316

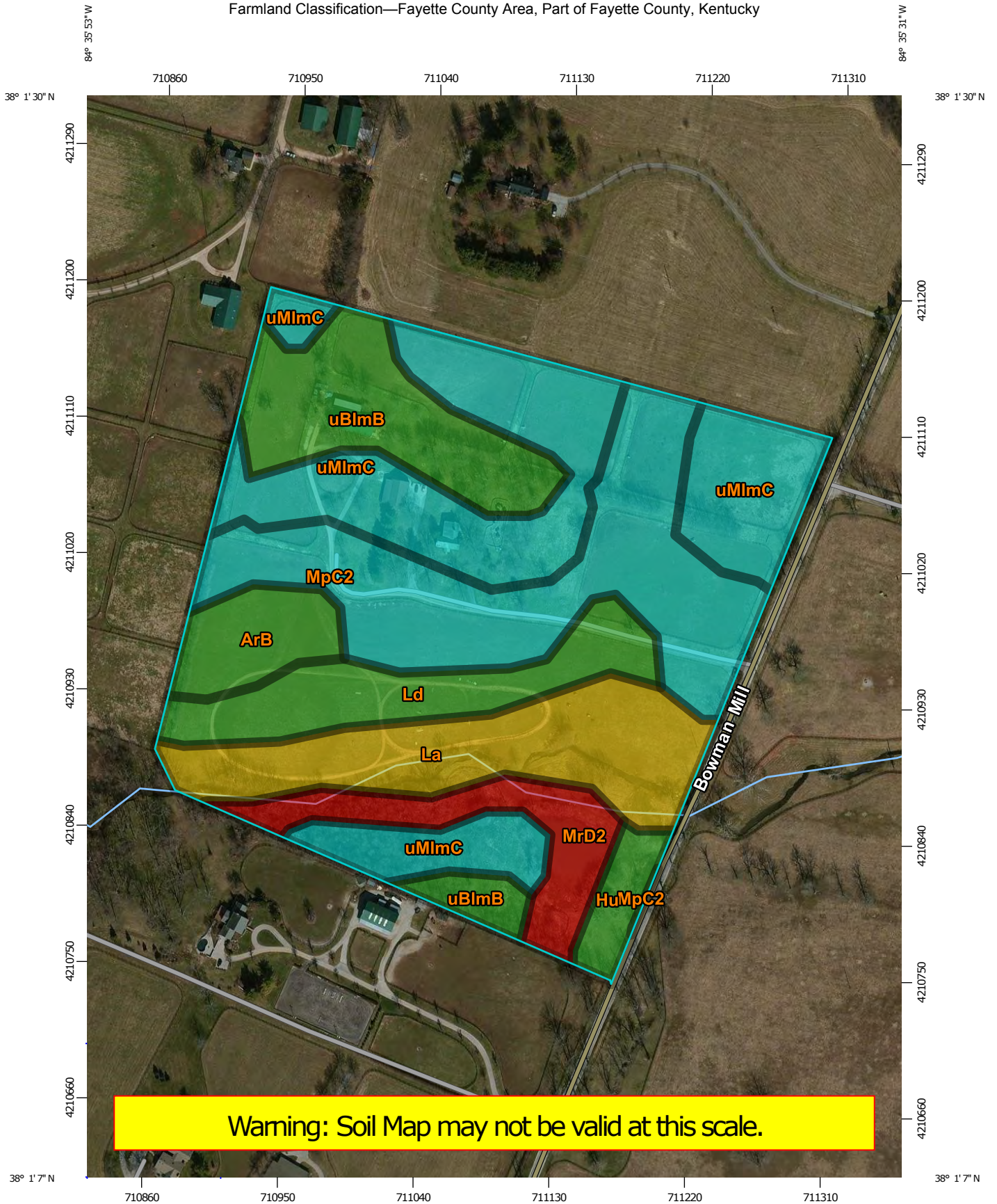
LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
0.5 x	3.0 x	1.5	2.3
	50.3 x	22.2	1116.7
	25.8 x	30.3	780.2
	5.7 x	33.3	190.0
	2.5 x	30.3	77.3
0.5 x	1.8 x	3.0	2.7
Second Floor			
	50.3 x	22.2	1116.7
	34.0 x	30.3	1030.2
8 Items	(rounded)		4316

3725 Bowman Mill Road, Lexington, Fayette County, KY—32.22 Acres

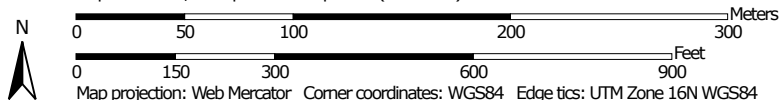


Property boundaries are only approximations and do not represent actual property lines. This is for illustration purposes only.

Farmland Classification—Fayette County Area, Part of Fayette County, Kentucky

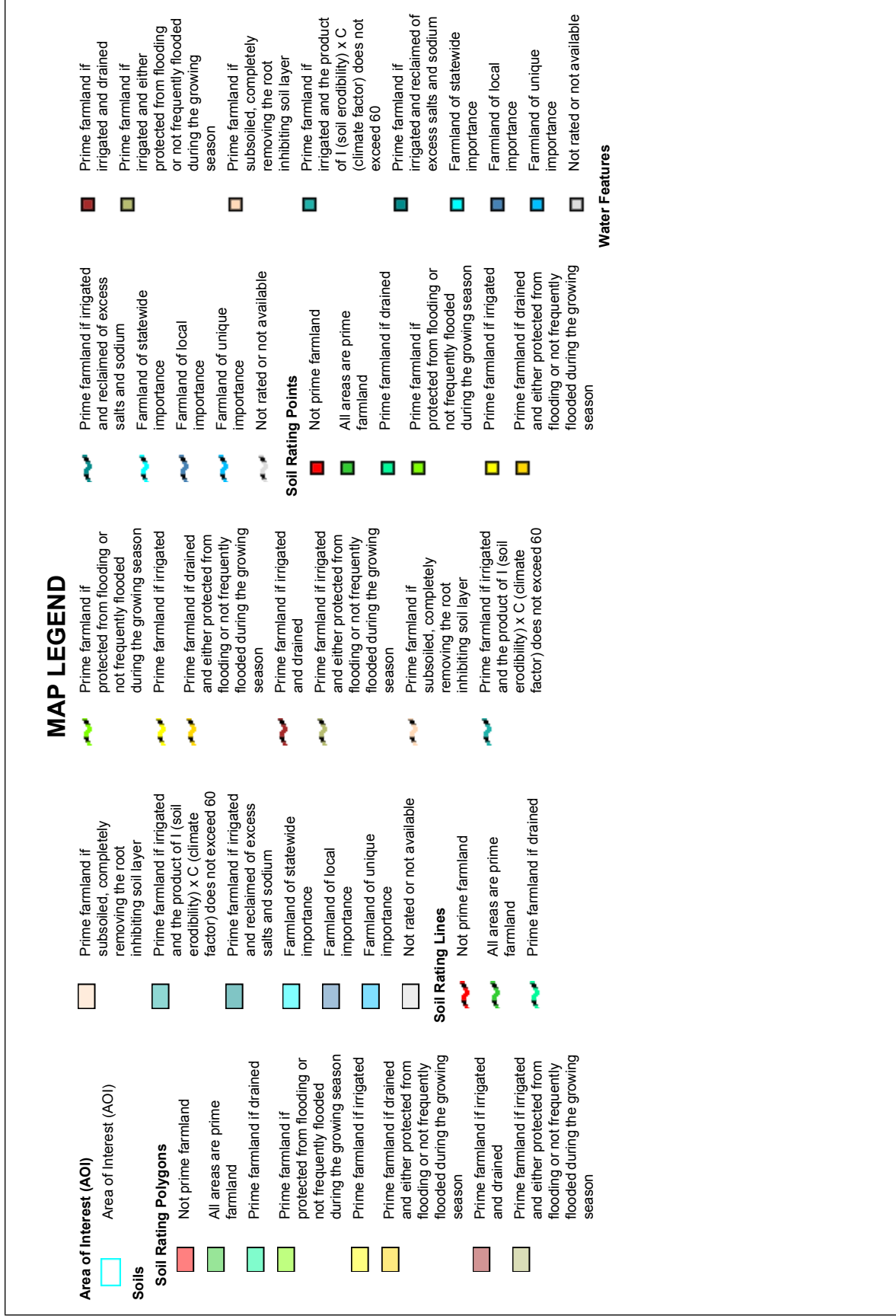


Map Scale: 1:3,480 if printed on A portrait (8.5" x 11") sheet.










Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84





MAP INFORMATION

-  Streams and Canals
- Transportation**
 -  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads
- Background**
 -  Aerial Photography

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Fayette County Area, Part of Fayette County, Kentucky
Survey Area Data: Version 13, Sep 19, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Farmland Classification

Farmland Classification— Summary by Map Unit — Fayette County Area, Part of Fayette County, Kentucky (KY643)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ArB	Armour silt loam, 2 to 6 percent slopes (elk)	All areas are prime farmland	1.5	4.8%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	0.8	2.5%
La	Lanton silty clay loam (dunning)	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	4.7	14.5%
Ld	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	3.0	9.4%
MpC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	7.0	21.7%
MrD2	McAfee very rocky silty clay loam, 6 to 20 percent slopes, eroded (mcafee-Rock outcrop complex)	Not prime farmland	2.2	7.0%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	4.2	12.9%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	8.7	27.1%
Totals for Area of Interest			32.1	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower



William Lytle Todd House
Fayette County
Kentucky

MAY 30 1979

Jayne C. Henderson
Spring 1979
Kentucky Heritage Commission
Frankfort, Kentucky

Photo 178
Taken from the south,

JUL 17 1979



William Lytle Todd House
Fayette County,
Kentucky

DOE
JUL 17 1979

Jayne C. Henderson
Spring 1979
Kentucky Heritage Commission
Frankfort, Kentucky

Photo 248
Taken from the south.

MAY 30 1979



William Lytle Todd House
Fayette County
Kentucky

MAY 30 1979

Jayne C. Henderson
Spring 1979
Kentucky Heritage Commission
Frankfort, Kentucky

DOE

JUL 17 1979

Photo 318
Taken from the north



William Lytle Todd House
Fayette County
Kentucky

MAY 30 1979

Jayne C. Henderson
Spring 1979
Kentucky Heritage Commission
Frankfort, Kentucky

Photo 478
Taken from the northwest

DOE
JUL. 17 1979



William Lytle Todd House
Fayette County
Kentucky

MAY 30 1979

Jayne C. Henderson
Spring 1979
Kentucky Heritage Commission
Frankfort, Kentucky

Photo 548
Interior.

DOC
JUL 17 1979



7. William Lytle Todd House
Fayette County
Kentucky

MAY 30 1979

Jayne C. Henderson
Spring 1979
Kentucky Heritage Commission
Frankfort, Kentucky

Photo 6/8
Interior.

DOE
JUL 17 1979



William Lytle Todd House
Fayette County
Kentucky

MAY 30 1979

Jayne C. Henderson
Spring 1979
Kentucky Heritage Commission
Frankfort, Kentucky

Photo 748
Interior.

JUL 17 1979
DOE



William Lytle Todd House
Fayette County
Kentucky

Jayne C. Henderson
Spring 1979
Kentucky Heritage Commission
Frankfort, Kentucky

Photo 848
Interior.

MAY 30 1979

DOE
JUL 17 1979

THIS DEED AND CONSIDERATION CERTIFICATE, made and entered into on this the 7th day of November, 1994, by and between **ANTHONY M. LAVELY and WANDA R. LAVELY**, husband and wife, of c/o Dominos Farms, P.O. Box 442, Ann Harbor, Michigan 48106, Grantors, and **MICHELLE K. PRIMM (a/k/a JOA MICHELLE PRIMM)**, a married person, of 3725 Bowman's Mill Road, Lexington, Kentucky 40513, Grantee;

WITNESSETH :

THAT for and in consideration of the total purchase price of **SIX HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$660,000.00)**, and other good and valuable consideration, paid by the Grantee, receipt of all of which is hereby acknowledged, the Grantors have this date bargained and sold and do hereby grant and convey unto the Grantee, her heirs and assigns forever, the following described property, together with all improvements thereon and appurtenances thereunto belonging, located in the County of Fayette, State of Kentucky, and more fully described as follows, to-wit:

TRACT I:

Beginning at a mine spike in the center line of Bowman's Mill Pike approximately 1282.76 feet south of its intersection with the center line of Parker's Mill Pike; thence for six new calls with the W. Russell Spears Estate, N 74°05' W 706.98 feet, N 72°59' W 543.75 feet to an iron pin, S 13°45' W 870.54 feet to an iron pin, S 68°20' E 173.46 feet, S 65°57' E 308.61 feet, and S 65°20' E 589.87 feet to a mine spike in the center line of Bowman's Mill Pike; thence with the center line of Bowman's Mill Pike N 24°44' E 1022.66 feet to the beginning and containing 24.866 acres and being subject to easements and rights-of-way of record and in existence.

TRACT II:

Beginning at a spike in the center line of the Bowman's Mill Pike, said point being a corner to a 24.865 acre tract of Truitt; thence with the center line of the Bowman's Mill Pike N 24°34' E 250.00 feet to a spike, said point being a new corner to the Spears Estate; thence through the Spears Estate for two new calls N 73°30'17" W 1297.75 feet to an iron pin, and S 13°45'00" W 250.00 feet to an iron pin at the northwesterly corner of the aforesaid 24.866 acre tract of Truitt; thence with said tract of Truitt for two calls S 72°59' E 543.75 feet to a post and S 74°05' E 706.98 feet to the beginning and containing 7.357 acres.

Being the same property conveyed to Anthony M. Lavely and Wanda R. Lavely, husband and wife, by Deed dated June 18, 1990, of record in Deed Book 1549, Page 445, in the Fayette County Clerk's Office.

TO HAVE AND TO HOLD the above-described property unto the said Grantee, her heirs and assigns, forever.

The said Grantors do hereby release and relinquish unto the said Grantee, all of Grantors'

*rdai lto.
brown-todd; Hyburn
2100 Lex. Financial Ctr.
Lex. Ky 40507*

STATE OF KENTUCKY)
) SCT.
COUNTY OF FAYETTE)

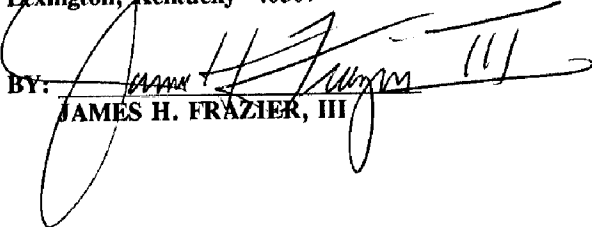
The foregoing Deed and Consideration Certificate was acknowledged and sworn to before me this 7th day of November, 1994, by MICHELLE K. PRIMM, a married person, as Grantee.

James F Rose
NOTARY PUBLIC, STATE AT LARGE, KY

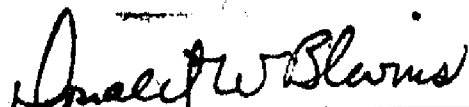
My Commission Expires: 10/25/97

THIS INSTRUMENT PREPARED BY:

**McBRAYER, MCGINNIS, LESLIE
& KIRKLAND**
163 West Short Street, Suite 300
Lexington, Kentucky 40507

BY: 
JAMES H. FRAZIER, III

I, Donald W Blevins, County Court Clerk
of Fayette County, Kentucky, hereby
certify that the foregoing instrument
has been duly recorded in my office.



By: Doug BRADLEY, dc

199411070206

November 7, 1994

14:01:56 PM

Fees \$12.00

Tax \$660.00

Total Paid \$672.00

THIS IS THE LAST PAGE OF THE DOCUMENT

4 Pages

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